

Landlord Training Program

The *Landlord Training Program* is designed to help owners and managers keep illegal drug activity and other criminal activity off their property. The content of the course has been developed through a process of intensive research involving hundreds of organizations and individuals: landlords, management associations, private attorneys, public defenders, housing authority personnel, tenant screening companies, narcotics detectives, district officers, and many others. The program has won the approval of active landlords and concerned tenants alike.

The program has been adapted for the City of Easton by the Police Department and Redevelopment Authority and is based on the National Landlord Training Program, originally supported by the Bureau of Justice Assistance, U.S. Department of Justice. Funding for this series of trainings is provided by the City of Easton.

Research shows that over 90% of landlords who have taken the original course agree that they feel more secure in their ability to screen applicants, more likely to recognize warning signs of drug activity, and more confident of their ability to evict tenants in illegal activity on the property. Of landlords who have had to deal with drug-involved tenants after taking the course, 94% report using information from the course to help resolve the problem.

The training is presented in two parts in an all-day session. The training schedule is below:

PART I:

Introduction – The impact of property management on the health of a community.

- **Applicant Screening** – How to screen out dishonest applicants, while ensuring that honest applicants are encouraged to apply.
- **Signs of Dishonest Applicants** – Tips about what to look for.
- **Rental Agreements** – Approaches that will strengthen your ability to evict drug house tenants.
- **Ongoing Management** – How to manage property in a way that discourages illegal behavior and ensures early warning should it occur.
- **Partnerships with Residents** – How to work with your tenants and property neighbors to keep illegal activity out of the neighborhood as effectively, and easily, as possible.

PART II:

- **Preparing the Property/"CPTED"** – How to use the concepts of "crime prevention through environmental design" to reduce the likelihood of crime occurring on, or near, your rentals.
- **Warning Signs of Drug Activity** – How to recognize the drugs and the activity.
- **Eviction** – The options, the process, the practical application in drug house situations.
- **Working with the Police** – What to expect, what not to expect, how to get maximum cooperation.
- **About Section 8 (Subsidized Housing)** – The rights and responsibilities are somewhat different from typical private rentals. Success is found by understanding the differences.

Landlord Training Program

DATE: Saturday April, 23, 2016

TIMES: Check-in begins at 8:30 am

Training starts **PROMPTLY** at **9:00 am** and will run until **4:00 pm**
A one hour lunch break around noon.

LOCATION: **Saturday, April 23** at Paxinosa Elementary School, Auditorium
1221 Northampton Street, Easton, PA

LUNCH: On your own

REGISTER: To confirm your reservation, please e mail your contact information to:
landlordtraining@easton-pa.gov

or mail attached registration form to:
Lisa Borick
Redevelopment Authority
123 South Third Street
Easton, PA 18042

Landlord Training Program Registration

(please print)

☐ Saturday, April 23, 2016 @ Paxinosa Number Attending: _____

Name(s)_____

Company_____

Street/POB_____

City/ST/Zip_____

Business/Daytime Phone_____

Number of units responsible for: _____

Prior to coming to the training, did you (check all that apply)

☐ Receive a letter from the City of Easton regarding this training

☐ Hear about it through the news media

☐ Hear about it through a rental housing association

☐ Hear about it from friends, colleagues, or acquaintances

☐ Other:_____

Return this form to: Lisa Borick, Redevelopment Authority
123 South Third Street, Easton, PA 18042
or e-mail above information to:
landlordtraining@easton-pa.gov